

## \$269,900 - 1506 Tamarack Boulevard, Edmonton

MLS® #E4440779

**\$269,900**

2 Bedroom, 2.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this bright and modern 2-bedroom, 2-bathroom top-floor condo in Tamarack! This unit features vaulted ceilings, oversized windows, and 7" wide vinyl plank flooring with an acoustic underlay throughout. The open-concept kitchen includes quartz countertops, full-height tile backsplash, and a stainless steel Whirlpool appliance package. The spacious island comes with a flush eating ledge, perfect for entertaining. The primary bedroom offers a walk-in closet and ensuite bathroom with stylish Moen chrome fixtures and a deep tub/shower combo. You'll also find a stacked washer and dryer, fire sprinkler system, and pre-wired smart cable/data outlets for added convenience. Step out onto your covered balcony or enjoy building amenities like a rooftop patio, fenced pet park, community garden, and underground heated parking. The building is secured with fob access and offers visitor parking and elevators. Located just steps from shopping, schools, public transit, and major roadways—everything you need is



Built in 2019

### Essential Information

MLS® # E4440779

Price \$269,900

|                |                       |
|----------------|-----------------------|
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 883                   |
| Acres          | 0.00                  |
| Year Built     | 2019                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1506 Tamarack Boulevard |
| Area        | Edmonton                |
| Subdivision | Tamarack                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6T 2E3                 |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Rooftop Deck/Patio |
| Parking   | Underground                                                                                          |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                                                     |
| # of Stories      | 4                                                                                                          |
| Stories           | 4                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 30        |
| Condo Fee      | \$539          |



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Listing information last updated on June 16th, 2025 at 2:17am MDT